

**Non-Residential Design Review Committee
Meeting Minutes
February 10, 2012**

The Bethany Beach Non-Residential Design Review Committee (NDRC) held a meeting on Friday, February 10, 2012 in the Town Council Meeting Room.

Members present: Lew Killmer, who presided: John Hendrickson, Faith Denault and Susan Frederick. Jim Weisgerber was officially excused from this meeting.

Also present: Ed Ide of i3a Consulting Engineers, Tim Haley, Tenant of 210 Garfield Parkway, Mayor McClenny, Councilwoman Carol Olmstead and Seville Pettit, Administrative Secretary.

Call to Order

Mr. Killmer called the meeting to order at 3:00 p.m.

Approval of the Agenda

Mrs. Denault made a motion to approve the agenda; the motion was seconded by Mr. Hendrickson and was unanimously approved by the committee.

New Business

The purpose of the meeting is to discuss and vote on an application submitted by Ed Ide of i3a Consulting Engineers, for Tim Haley, Tenant of 210 Garfield Parkway for a new decorative parapet and four (4) new signs for property located at 210 Garfield Parkway, Units A, B, C, D., Lots 10-12, Block 108, in the C-1 Zoning District, Bethany Beach, DE.

Mrs. Frederick presented an overview of the proposed application. Ed Ide, acting on behalf of the tenant Tim Haley (The Blue Crab), is applying for review of a modification to the façade of the building located at 210 Garfield Parkway and for new signage to be located on the façade. The owner of the building, Nick Caggiano, is aware and approves of the new work.

The applicant is requesting approval of a modification to the façade that will add a new decorative parapet. Mr. Haley will be leasing all four units and will be using three of the units for his restaurant “The Blue Crab”. His existing restaurant will be adding a third unit to incorporate an oyster bar this spring. The fourth and end unit will be a new business, also owned by Mr. Haley, and might be a coffee shop.

The applicant is also requesting approval of four new signs for the front of the façade. The entire façade is 80’ in length and each unit is 20’ wide.

There is one sign for the proposed coffee shop, “Bethany Coffee Shop” that will be 1.5’x8’ (12 square feet). Mr. Haley proposes to light all the signs with classic gooseneck lamps mounted above each sign.

Mr. Haley is proposing three signs dealing with “The Blue Crab”, each to be centered over an individual storefront unit and each to identify a different name related to the layout/nature of the businesses. The center two signs will each be 2’x10’ (20 square feet each). The sign over the other end storefront unit is smaller and is proposed to match the proposed coffee shop sign in size and will be 1.5x8’ (12 square feet). Collectively, the area of the signs does not exceed the linear frontage of the business. Per Section §530-12 (B), each establishment is permitted a maximum of two (2) signs on each street upon which the building fronts. Although the building was designed as four (4) separate units, three (3) are now one seafood-based business. Ms. Frederick spoke with Mr. Ide concerning the number of signs and he stated that they would be willing to omit a smaller sign if necessary. As the façade is very symmetrical, the sign was added for balance and symmetry. All signs will be lighted with classic gooseneck lighting mounted from above.

Mr. Ide stated the colored copies of the proposed project were provided to the members of the committee and all of the signs will include gooseneck lighting. The brick located on the bottom of the building will be the same, which is brown. The tan Exterior Finish Installation System (EFIS) above the windows will also remain the same and the existing canopy would be removed and replaced with small fabric canopies over each door as well as a new EFIS parapet structure would also be added to the building.

Mr. Killmer noted if the signage were reduced in number, the balance and aesthetics would be lost between the signage and the four storefront building units.

Mr. Killmer also suggested that committee members consider it acceptable for the proposed project to have a sign for each storefront building unit instead of having a maximum of two signs for the business. He also noted a concern regarding the gooseneck lighting fixture material, noting that these fixtures are known to corrode easily due to the harsh environment in downtown Bethany Beach. He recommended that the applicants purchase and install high quality lighting that will hold up to the salt air environmental conditions.

Mrs. Frederick questioned if the proposed parapet will wrap around the west side of the building.

Mr. Ide replied that the parapet would wrap the corner and extend three (3) feet along the west side to cover the parapets structure on the roof.

Mr. Hendrickson asked what material will the new canopy be made of that will be placed over the existing doors.

Mr. Ide answered the material for the new canopy will be black fabric imitating the existing fabric.

Mr. Hendrickson questioned how the letters will be painted onto the proposed signs.

Mr. Ide replied the letters will be engraved on each proposed sign.

After reviewing the proposed application, Mrs. Denault made a motion to approve the application as submitted. The motion was seconded by Mr. Hendrickson and was unanimously approved by the NDRC.

Approval of Minutes from December 9, 2011 Meeting

Mr. Hendrickson made a motion to approve the minutes dated December 9, 2011. The motion was seconded by Mrs. Frederick and was unanimously approved.

Adjourn

The meeting was adjourned at 3:12 p.m.

Respectfully Submitted,

Seville Pettit
Administrative Secretary